

## London W2

**St James's Court,  
73, 75 & 77  
Gloucester Terrace  
W2 3DH and  
Craven Court,  
29-31 Craven Road  
W2 3BX and 17-18  
Brook Mews North,  
W2 3BW**

- **Two Freehold Well Located Corner Buildings**
- Arranged to provide Twenty Six Self-Contained Flats and Two Commercial Units
- Twenty Six Flats and One Shop each Sold on a Lease
- Licence on Roof Space
- Total Current Rent Reserved  
**£4,504 per annum**

### Seller's Solicitor

Messrs William Heath and Co  
(Ref: Mr David Fleming).

Tel: 0207 402 3151.

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### INVESTMENT – Freehold Building



### Tenure

Freehold.

### Location

The property is located on the junction of Craven Road and Gloucester Terrace. London Paddington and Lancaster Gate Rail Stations are both within walking distance as is the world famous open spaces of Hyde Park to the south.

### Description

The property comprises a corner building arranged over lower ground and six upper floors. St James's Court and Craven Court are interconnecting buildings and are internally arranged to provide a total of twenty six self-contained flats.

\*NB. With regards to Flats 2 & 7, St James's Court and Flat 2, Craven Court, we understand an option exists whereby the owner of the option can grant the lease to themselves for a term of 999 years at a peppercorn ground rent at the end of the existing term, so for all practical purposes the leases in respect of these flats expire in 1,054 (Flats 2 & 7, St James's Court) and 1,064 (Flat 2, Craven Court) years respectively.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Flat	Terms of Lease	Ground Rent
Craven Court Leases		
1	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
1A	Subject to a lease for a term of years commencing 25th December 1988 and expiring 25th December 2138 (thus having approximately 123 years unexpired)	£75 p.a. (rising)
2*	Subject to a lease for a term of years commencing 24th June 1997 and expiring 20th June 2080 (thus having approximately 65 years unexpired)	£100 p.a.
3	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
4	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£100 p.a.
5	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
6	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
7	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
17/18 BMN	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	£250 p.a.
Total		£1,775 p.a.

### Tenancies

A schedule of Tenancies is set out below.

Flat	Terms of Lease	Ground Rent
St James's Court Leases		
1A/73	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	NIL
1/73	Subject to a lease for a term of years commencing 24th June 1995 and expiring 24th June 2994 (thus having approximately 979 years unexpired)	NIL
1	Subject to a lease for a term of years commencing 19th September 1989 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£75 p.a.
2*	Subject to a lease for a term of years commencing 24th June 1971 and expiring 24th June 2070 (thus having approximately 55 years unexpired)	£100 p.a.
3	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
4	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
5	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
6	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
7*	Subject to a lease for a term of years commencing 24th June 1971 and expiring 23rd June 2070 (thus having approximately 55 years unexpired)	£100 p.a.
8	Subject to a lease for a term of years commencing 23rd July 2012 and expiring 12th March 2197 (thus having approximately 182 years unexpired)	NIL
9	Subject to a lease for a term of years commencing 25th December 1988 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
10	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
11	Subject to a lease for a term of years commencing 26th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
11A	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
12	Subject to a lease for a term of years commencing 24th June 1971 and expiring 12th March 2107 (thus having approximately 92 years unexpired)	£100 p.a. (rising)
14	Subject to a lease for a term of years commencing 25th March 1988 and expiring 25th March 2987 (thus having approximately 972 years unexpired)	£75 p.a. (rising)
15	Subject to a lease for a term of years commencing 25th March 1988 and expiring 25th March 2987 (thus having approximately 972 years unexpired)	£100 p.a. (rising)
Restaurant	Subject to a lease for a term of years commencing 24th June 1993 and expiring 24th June 3993 (thus having approximately 1978 years unexpired)	£500 p.a.
William Hill	Subject to a Licence to retain equipment on the roof for a term commencing 28th November 2008 and expiring 24th March 2014 (Holding over). The Lessee has the option to extend the lease to 12th March 2017	£879 p.a. (rising)
Total		£2,729 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.